

NOTICE
HAMILTON COUNTY PROPERTY SALE

Bids have been received by HAMILTON COUNTY on properties acquired through previous delinquent tax sales. The name of the high bidder and amount of the high bid are on the High Bidder List.

During the ten (10) days following publication in the Chattanooga Times/Free Press of this notice on Monday, February 13, 2006, any person interested in participating in the Bid-Off for the property must submit a Letter of Intent to Increase and agree to increase the Original High Bid by at least 10%. Forms are available in the Hamilton County Real Property Office or on the County website.

The intent to increase must be made in writing and submitted to the:

Hamilton County Real Property Office
4th Floor Mayfield Annex
123 E. 7th Street
Chattanooga, TN 37402

Letters of Intent to Increase must be received no later than **4:00 p.m. on Thursday, February 23, 2006**. They may be mailed, hand-delivered, or faxed.

The original high bidder will be notified in writing whether or not a Letter of Intent to Increase their bid has been received. If no Letters of Intent to Increase are received, the property will be sold to the original high bidder.

The Bid-Off will be held at **10:00 a.m. on Tuesday, March 7, 2006**, in the County Commission Room located on the 4th Floor of the Hamilton County Courthouse. The Bid-Off is a verbal auction between the original high bidder and those persons submitting a Letter of Intent to Increase during the ten-day period.

Each parcel will be sold to the person making the highest and best offer. Hamilton County Government does not finance loans or give extensions on payment of property.

The high bidder must pay a 10% nonrefundable cash deposit at the time the highest bid is established. The balance is due by **12:00 noon on Thursday, March 9, 2006**. Purchasers must follow the Payment Procedures & Forfeit Policy set by Hamilton County. Final payment must be made by cashier's check, money order, or cash. **No personal checks will be accepted.**

Hamilton County reserves the right to deny any and all bids. Hamilton County Government does not discriminate on the basis of race, color, or national origin. Hamilton County Government is in compliance with the guidelines and procedures of Title VI of the Civil Rights Act of 1964.

IMPORTANT NOTICE TO PURCHASERS OF COUNTY PROPERTY

Hamilton County sells property, which it has obtained when the owner fails to pay taxes. Hamilton County attempts to follow all necessary steps to comply with the State Law in the acquisition and disposition of this property. Hamilton County does not and cannot make any warranties, covenants or representations as to the status or quality of the title to this property. Each buyer must ascertain the legal status of the title to this property.

Hamilton County makes no warranties or representations of any kind regarding the previous use of any property as to hazardous waste, or whether there may be such problems as boundary disputes, limited restrictions on use of the properties for purposes of zoning classification, subdivision restrictions, building permit restrictions, and the like. Hamilton County makes no warranties or representations concerning the condition of the property. The property will be sold “as is” with no warranties expressed or implied as to improvements, soil conditions, environmental, or wetland issues. It is the responsibility of each buyer to determine the historical use of the property.

Announcements made at the Bid-Opening and Bid-Off will take priority over written material provided by the Real Property Office for this property sale. Prior to bidding, all interested parties should carefully check all items such as: state tax map number, location, lot size, current zoning, and future use of the property. It is the responsibility of prospective purchasers to make their own decisions to verify the accuracy of any written information.

FOR MORE INFORMATION CALL: (423)209-6444 Fax: (423)209-6445

Hamilton County Real Property Office 4th Floor Mayfield Annex 123 E. 7th Street Chattanooga, TN 37402